



**CITY OF DALLAS**  
**Urban Renewal Advisory Committee**  
**Dallas City Hall**  
**187 SE Court Street, Dallas, Oregon 97338**  
**Tuesday, March 4, 2014 – 5:30 p.m.**

**MINUTES - DRAFT**

**Members Present:** Chair David Shein, Jim Fairchild, Nancy Adams, LaVonne Wilson, Randy Hunter, Rich Rohde, Joe Koubek and Rich Long.

**Absent:** Ken Jacroux, Craig Pope, Chelsea Pope

**Staff:** Community Development Director Jason Locke, Planner John Swanson

**CALL TO ORDER**

Chair David Shein called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES**

The minutes of the Feb. 4, 2014 meeting were presented and approved.

**PUBLIC COMMENTS**

There were none.

**OLD BUSINESS**

Community Development Director Jason Lockereferred to the revised memo attached to the meeting agenda outlining potential Urban Renewal projects for 2014. The memo represents a synopsis of previous discussions about new projects undr consideration. Mr. Locke said that the potential new project areas would be dealing with the same issues as previous projects suchas as bad sidewalks, poor drainage, and appropriate tree replacement. Please refer to the memo (attached) for the specifics of each 2014 project option.

Te committee discussed the various projects. Discussion included similar issues faced in past projects, unique issues to proposed 2014 projects, and estimated project costs. Since it is clear that there are funds available to do multiple projects for the list (memo), the committee engaged in a prioritization discussion as to which projects were achievable with funds available.

The project priority list is as follows: OPTION 6: replace 110 feet of sidewalk on the south side of Court Street from the I-O building to the corner at Main Street at a cost of appx. \$10,000. OPTION 1: New banner poles on Main Street at a cost of appx. \$15,000. And OPTION 5: Replace and widen the sidewalks on the south side of Mill Street for one half block from the Main Street corner to the alley.

It was noted in the memo and was decided by the committee that OPTION 2: replace the sidewalks and do streetscape improvements on the north side of Court Street between Main and Church, should be reserved as a backup project if funds are available.

Prioritization summary: 1 - OPTION 6, 2 – OPTION 1, 3 – OPTION 5. OPTION 2 will be considered a backup project.

32     **NEW BUSINESS**

33     Mr. Locke was asked if there is any new information on the former Armory property. He said that  
34     purchase was still an option and we were working with the state on the purchase terms.

35     **MEMBER COMMENTS**

36     Mayor Brian Dalton gave a brief summary of the continuing availability of Facade Grant funding that is  
37     available that isn't attracting too many interested property owners. We've had one grant application  
38     and 3 or 4 more are showing solid interest. Committee discussion turned to what could be done to  
39     make a grant more appealing to eligible downtown property owners. Mayor Dalton recommended  
40     considering giving the grant money in advance rather than pay it as reimbursement after work is  
41     complete.

42     Chair David Shein asked the Mayor about the progress of the formation of a downtown association. Mr.  
43     Dalton said that about 25 people had met with Sherry Stuart of Oregon Main Street and they have  
44     formed a steering committee.

45     **STAFF COMMENTS**

46     None

47     **OTHER BUSINESS**

48     Chair David Shein remarked that he has been the Chair of the URDAC for three years now and this may  
49     be a good time for some committee reorganization. Committee member Rich Rohde was recommended  
50     by Chair Shein. Lavonne Wilson moved that Mr. Rohde be made Chair and Bob Brixius seconded. It was  
51     unanimous that Rich Rohde be the new Chair effective next meeting. Committee member Joe Koubek  
52     recommended that we also explore new membership for the committee and establish more firm rules  
53     for its conduct.

54     The meeting adjourned from City Hall at 6:25 p.m.